



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

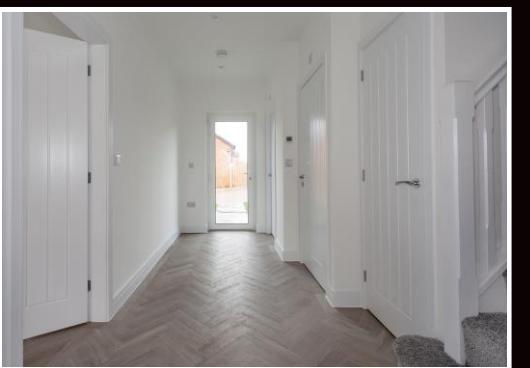
2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR



24b

Homestead Drive, Eaton, Congleton,  
Cheshire CW12 2GT

Selling Price: £370,000

- HIGH SPECIFICATION INDIVIDUAL ARCHITECT DESIGN HOMES
- FLEXIBLE OPEN PLAN LAYOUT
- QUALITY FIXTURES WITH CONTEMPORARY KITCHEN WITH FULL BOSCH INTEGRATED APPLIANCES
- LOW RUNNING COSTS WITH UNDER FLOOR & RADIATOR CENTRAL HEATING SYSTEM
- EXCLUSIVE END OF CUL-DE-SAC LOCATION
- NO CHAIN BEING A NICHE DEVELOPER - DEALS CAN BE AGREED
- WITH POTENTIAL OF OFFERING INCENTIVES SUCH AS PAID LEGAL FEES, STAMP DUTY ETC
- ICW WARRANTY UNTIL DECEMBER 2033

Only two individual spectacular four bedroom detached houses remaining on this development which will appeal to the individual buyer who does not wish to purchase the standard estate style home.

POTENTIAL OF OFFERING INCENTIVES SUCH AS PAID LEGAL FEES, STAMP DUTY ETC...

There are good commuter links by road and rail and also convenient for Congleton town centre with a fine assortment of schools nearby.

The properties are built to a high standard with block paved driveway to the front and enclosed patio and lawn garden to the rear.

The internal layout of this family size home comprises: hall with doors to utility room with fitted unit and hot water pressurised cylinder, tiled cloak room/W.C. and completing the ground floor accommodation is a large open plan living dining and high end finished kitchen boasting top level Bosch appliances, a central island breakfast bar incorporating base units, hob and a wine cooler. The dining area has double french doors and the lounge has the advantage of bi-folding windows to the rear.

At first floor level, the landing is of the size that it could accommodate a small desk and chair and there are doors to four bedrooms, the master

having a fully tiled en suite and likewise a stylish family bathroom.

ICW Warranty until December 2033.

Viewing is a must to fully appreciate the overall quality on offer of this stunning home!

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE :** Double glazed door to hall.

**HALL** 15' 0" x 5' 10" (4.57m x 1.78m): Stairs with cupboard below and doors to:

**CLOAKROOM/W.C. :** White suite comprising: low level W.C. and wash hand basin set in vanity unit. Chrome towel rail/radiator. Door to:

**UTILITY ROOM** 4' 9" x 6' 5" (1.45m x 1.95m): Pressurised hot water cylinder. Matching base and wall units.

**LIVING/DINING KITCHEN :** L shaped open plan.

**KITCHEN AREA** 12' 5" x 12' 0" (3.78m x 3.65m): Quality fitted base and eye level units with surfaces and inset one and a half bowl sink. Central island breakfast bar incorporating Bosch hob with extractor over and base cupboards. Split level Bosch double oven. Wine cooler. Dishwasher. Under unit lighting.

**LOUNGE AREA** 20' 10" x 12' 4" (6.35m x 3.76m): Double glazed bi-folding windows to patio and rear garden.

**DINING AREA** 12' 6" x 9' 5" (3.81m x 2.87m): Double glazed french doors to patio and rear garden.

**LANDING :** Doors to principle rooms. Radiator. Space for small desk and chair.

**BEDROOM 1 REAR** 15' 1" x 12' 6" (4.59m x 3.81m): Two radiators.

**EN SUITE** 7' 3" x 4' 7" (2.21m x 1.40m): White suite comprising: low level W.C., wash hand basin set in vanity unit and double size shower enclosure with sliding glazed door. Chrome heated towel/radiator. Fully tiled walls and floor. Shaver point.

**BEDROOM 2 FRONT** 8' 9" x 12' 6" (2.66m x 3.81m): Radiator.

**BEDROOM 3 REAR** 9' 8" x 12' 0" (2.94m x 3.65m) maximum 8'4" minimum: Radiator.

**BEDROOM 4 FRONT** 8' 7" x 12' 0" (2.61m x 3.65m) maximum 8'4" minimum: Radiator.

**BATHROOM** 7' 3" x 6' 9" (2.21m x 2.06m): White suite comprising: low level W.C., wash hand basin set in vanity unit and panelled bath with shower and glass screen over. Shaver point. Fully tiled floor and walls. Chrome towel rail/radiator.

**OUTSIDE :**

**FRONT :** Block paved driveway.

**REAR :** Patio and enclosed lawned garden.

**TENURE :** Freehold (subject to solicitors verification).

**SERVICES :** All mains services are connected (although not tested).

**VIEWING :** Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** TBC

**DIRECTIONS:** SATNAV: CW12 2GT

